

RESOLUTION NO. 2015-29180

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CREATING, PURSUANT TO CHAPTER 170, FLORIDA STATUTES, A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS THE SUNSET ISLANDS 3 & 4 UTILITY IMPROVEMENT DISTRICT, FOR A TERM OF TEN (10) YEARS, TO FUND THE PLACEMENT UNDERGROUND OF UTILITIES ON SUNSET ISLANDS 3 & 4, AT AN ESTIMATED COST OF \$2,412,398; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS TO FUND THE IMPROVEMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND AUTHORIZING RELATED ACTIONS.

WHEREAS, Chapter 170, Florida Statutes, authorizes any municipality to levy special assessments to pay for the relocation of utilities, including the placement underground of electrical, telephone, and cable television services, pursuant to voluntary agreement with the respective utilities; and

WHEREAS, presently, on Sunset Islands 3 & 4, utility lines and equipment for electrical, telephone, and cable television services are located overhead; and

WHEREAS, the residents of Sunset Islands 3 & 4 have expressed a desire to relocate such utilities underground; and

WHEREAS, the relocation underground of utilities protects utility services during severe weather conditions, and enhances the aesthetic appearance of neighborhoods; and

WHEREAS, pursuant to Resolution No. 2002-24761, adopted on February 20, 2002, the City Administration and City Attorney's Office have worked with the Sunset Islands 3 & 4 Homeowners Association ("HOA") to proceed with the creation of a special assessment district to fund the placement underground of electrical, telephone, and cable television services (the "District"); and

WHEREAS, on February 8, 2012, the Mayor and City Commission adopted Resolution No. 2012-27842, which, among other things, approved and allowed the HOA to proceed with the election requirement imposed by the City Commission in or about 2002, which requires that, as a condition precedent to the final establishment of the proposed District, at least sixty percent (60%) of the benefited property owners within such District vote in favor of its establishment and of the levy of special assessments to fund the costs of the relocation underground of overhead utilities; and

WHEREAS, pursuant to Resolution No. 2012-27842, a special mail ballot election (the "Election") was held to determine whether at least 60% of the property owners approved the creation of the District; and

WHEREAS, 81% of property owners voted in favor of the proposed District; 96 votes were cast in favor of the creation of the District, 6 votes were cast in opposition to the creation of the District, 1 ballot was returned without a vote, and 15 ballots were not returned; and

WHEREAS, the special assessments levied within the proposed District, to be known as the "Sunset Islands 3 & 4 Utility Improvement District," shall be used to fund the placement underground of electrical, telephone, and cable television services (the "Improvements"); and

WHEREAS, the Mayor and City Commission hereby determine that it is in the best interest of the City, and of the District, to perform the Improvements and, as such, wish to defray the entire cost of the Improvements by levying special assessments upon the benefited properties within the District ("Assessments"); and

WHEREAS, the Mayor and City Commission further determine that special benefits shall accrue to the properties within the District from the Improvements, and that the Assessments shall be made in proportion to the benefits received, all as set forth in the preliminary assessment roll attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Mayor and City Commission have determined that the Assessments to be levied shall not exceed the special benefits to the affected properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, THAT

SECTION 1: All findings and recitals contained in this Resolution are hereby adopted and incorporated herein.

SECTION 2: Pursuant to the provisions of Chapter 170, Florida Statutes, the Mayor and City Commission hereby authorize a special assessment to be levied and collected, and hereby create a special assessment district, to be known as the "Sunset Islands 3 & 4 Utility Improvement District," for a term of ten (10) years, for the purpose of relocating utilities, including the placement underground of electrical, telephone, and cable television services, pursuant to voluntary agreement with the respective utilities.

SECTION 3: The boundaries of the proposed District are as follows: All lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the Assessment Plat, attached hereto and incorporated herein as Exhibit "B."

SECTION 4: The total estimated cost of the Improvements to be funded by the proposed Assessments is approximately \$2,412,398.

SECTION 5: The Assessments shall be levied in accordance with the applicable provisions of Chapter 170, Florida Statutes, for the purposes of defraying the cost of the Improvements.

SECTION 6: At the time of adoption of the Resolution by the Mayor and City Commission, there shall be on file with the City Clerk the Assessment Plat, showing the area to be assessed; the plans and specifications for the Improvements; and an estimate of the cost of the Improvements, which documents shall be open to inspection by the public.

SECTION 7: Following approval of this Resolution, the City Administration is hereby authorized and directed to cause to be made a preliminary assessment roll, as promptly as possible, which shall show the properties assessed by folio number; the amount of benefit to each property; and the special assessments against each property assessed by folio number.

SECTION 8: Once the Mayor and City Commission adopt a resolution accepting the Improvements as complete, the assessment shall be payable either (a) in one lump sum or (b) in one installment per year for ten (10) years, either of which shall be payable to the Finance Director of the City, or the Finance Director's designee, on such date as shall be contained in a bill to be mailed to each property owner within the District at least thirty (30) days prior to the due date, and following the confirmation by the Mayor and City Commission of the Final Assessment Roll. Installments not paid when due shall become due and payable in accordance with statutory provisions and shall remain liens, coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid, and shall bear interest, at such rate or rates as specified in Section 170.09, Florida Statutes.

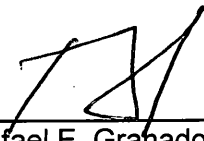
SECTION 9: Upon completion of the preliminary assessment roll, the Mayor and City Commission shall adopt a subsequent resolution to fix a time and place at which the owners of the property to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of levying the Assessments or making the Improvements, the costs thereof, the manner of payment therefor, or the amount thereof to be assessed against each lot so improved, all in accordance with Chapter 170, Florida Statutes.

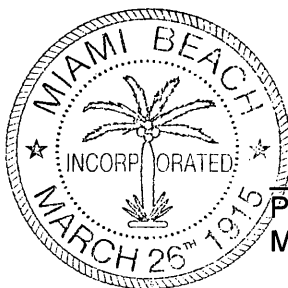
SECTION 10: The City Clerk is hereby directed to cause this Resolution to be published one time in a newspaper of general circulation published in the City.

SECTION 11: The Resolution shall become effective upon the date of its adoption herein.

PASSED and ADOPTED this 14 day of October, 2015.

ATTEST:


Rafael E. Granado
City Clerk




Philip Levine
Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


City Attorney

10-9-15
Date

NK

Condensed Title:

A Resolution Of The Mayor And City Commission Of The City Of Miami Beach, Florida, Creating, Pursuant To Chapter 170, Florida Statutes, A Special Assessment District To Be Known As The Sunset Islands 3 & 4 Utility Improvement District, For A Term Of Ten (10) Years, To Fund The Placement Underground Of Utilities On Sunset Islands 3 & 4, At An Estimated Cost Of \$2,412,398; Providing For The Levy And Collection Of Special Assessments To Fund The Improvements; Providing The Manner In Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating The Lands Upon Which The Special Assessments Shall Be Levied; Providing For Publication Of This Resolution; And Authorizing Related Actions.

Key Intended Outcome Supported:

Build and maintain priority infrastructure with full accountability.

Supporting Data (Surveys, Environmental Scan, etc.): The 2014 Customer Satisfaction Survey indicated that over 77% of residents rated recently completed capital improvement projects as "excellent" or "good".

Item Summary/Recommendation:

On February 20, 2002, the Mayor and City Commission adopted Resolution No. 2002-24761, authorizing the City Administration and City Attorney's Office to proceed with the creation of a special assessment district, pursuant to Chapter 170, Florida Statutes, for the purpose of funding the relocation underground of overhead utility lines on Sunset Islands 3 & 4 (the "District").

On February 8, 2012, the Mayor and City Commission adopted Resolution No. 2012-27842, which, among other things, approved and allowed the Sunset Islands 3 & 4 Homeowners Association ("HOA") to proceed with the election requirement establishing the proposed special assessment district, with at least sixty percent (60%) of the benefitted property owners within such district vote in favor of its establishment and of the levy of special assessments to fund the costs of the relocation underground of overhead utilities.

In 2012, eighty-one percent (81%) of the homeowners on Sunset Islands 3 & 4 voted in favor of funding the relocation underground of overhead utilities through the creation, by the City Commission, of a special assessment district. The City will provide advance funding for the undergrounding work and will execute agreements with each utility company based on each company's binding estimate. The City will be reimbursed through the levy and collection of special assessments from the property owners.

The City intends to perform the undergrounding of the utilities on Sunset Islands 3 & 4 in conjunction with the Neighborhood No. 8: Sunset Islands 3 & 4 Right-of-Way Infrastructure Improvements Project.

The total cost associated with undergrounding includes the binding estimates from the franchise utility companies (FPL, ATT, and ABB), costs to install the conduits and related components by the City's contractor, project management fees, financing costs and City of Miami Beach Administration fees which totals \$2,412,398.

The City will obtain a bank loan to fund this project. No general fund revenues or reserves will be used for this project. Once the City Commission adopts this first Resolution to create the District, the Administration can begin to secure financing for the project.

Upon adoption of this first Resolution, and pursuant to Section 170.05, Florida Statutes, the City shall cause the Resolution to be published in a newspaper of general circulation.

Upon completion of the preliminary assessment roll, the Mayor and City Commission must adopt a subsequent Resolution to schedule a public hearing at which the owners of the properties to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard. Thirty days' notice in writing of such hearing will be provided to each property owner.

Following the public hearing, the Mayor and City Commission shall make a final decision on whether to levy the special assessments.

Once the City Commission adopts this first resolution accepting the City's project (i.e., installation of conduits and related components, but excluding the connection of public properties to the underground utilities) as complete, the City may begin invoicing property owners for the special assessments.

The Administration recommends approval of the resolution.

Advisory Board Recommendation:




Financial Information:		Amount	Account
Funds:	1		
	2		
OBPI	Total		

Financial Impact Summary: N/A

City Clerk's Office Legislative Tracking:

David Martinez, Ext. 6972

Sign-Offs:

Department Director	Assistant City Manager	City Manager
DM 	ETC 	JLM 

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MIAMI BEACH

AGENDA ITEM

R7H

DATE

10-14-15

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION

MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: October 14, 2015

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, CREATING, PURSUANT TO CHAPTER 170, FLORIDA STATUTES, A SPECIAL ASSESSMENT DISTRICT TO BE KNOWN AS THE SUNSET ISLANDS 3 & 4 UTILITY IMPROVEMENT DISTRICT, FOR A TERM OF TEN (10) YEARS, TO FUND THE PLACEMENT UNDERGROUND OF UTILITIES ON SUNSET ISLANDS 3 & 4, AT AN ESTIMATED COST OF \$2,412,398; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS TO FUND THE IMPROVEMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND AUTHORIZING RELATED ACTIONS.**

FUNDING

The City will obtain a loan to fund this project. No general fund revenues or reserves will be used for this project.

ADMINISTRATION RECOMMENDATION

The Administration recommends adopting the Resolution.

BACKGROUND

On February 20, 2002, the Mayor and City Commission adopted Resolution No. 2002-24761, authorizing the City Administration and City Attorney's Office to proceed with the creation of a special assessment district, pursuant to Chapter 170, Florida Statutes, for the purpose of funding the relocation underground of overhead utility lines on Sunset Islands 3 & 4 (the "District").

On February 8, 2012, the Mayor and City Commission adopted Resolution No. 2012-27842, which, among other things, approved and allowed the Sunset Islands 3 & 4 Homeowners Association ("HOA") to proceed with the election requirement imposed by the City Commission in or about 2002, which requires that, as a condition precedent to the final establishment of the proposed special assessment district, at least sixty percent (60%) of the

benefitted property owners within such district vote in favor of its establishment and of the levy of special assessments to fund the costs of the relocation underground of overhead utilities.

In 2012, eighty-one percent (81%) of the homeowners on Sunset Islands 3 & 4 voted in favor of funding the relocation underground of overhead utilities through the creation, by the City Commission, of a special assessment district. Chapter 170, Florida Statutes, authorizes the City to create a special assessment district to fund the undergrounding of electrical (FPL), telephone (ATT), and cable television (ABB) services, pursuant to voluntary agreement with the utilities. The City will provide advance funding for the undergrounding work, and will execute agreements with each utility company based on each company's binding estimate. The City will be reimbursed through the levy and collection of special assessments from the property owners.

On September 10, 2014, the Mayor and City Commission adopted Resolution No. 2014-28749, pursuant to Request for Proposals No. 2014-051-SR, authorizing the Mayor and City Clerk to execute an agreement with Ric-Man International, Inc., for design/build services for the Neighborhood No. 8: Sunset Islands 3 & 4 Right-of-Way Infrastructure Improvements Project. The scope of services consists of right of way improvements, as well as installation of conduits and related components for the future undergrounding of franchise utilities.

On October 14, 2015, the Finance and Citywide Projects Committee ("FCWPC") held a discussion regarding the establishment of a special assessment district on Sunset Islands 3 & 4 to fund the relocation underground of overhead utilities. FCWPC approved staff's recommendation to refer this item to the City Commission, to adopt the first resolution to create the special assessment district.

ANALYSIS

The City intends to perform the undergrounding of utilities on Sunset Islands 3 & 4 in conjunction with the Neighborhood No. 8: Sunset Islands 3 & 4 Right-of-Way Infrastructure Improvements Project. The City's contractor, Ric-Man International, Inc., will install the conduits and related components for the undergrounding, after which the respective utilities will install their wiring and systems.

All the utilities have submitted their design documents including plans, specifications, binding cost estimates, and agreements. The City must execute all agreements and pay the respective utilities for all work to complete the undergrounding of utilities by February 28, 2016.

COSTS

The cost of the undergrounding project is based on the binding estimates that the City has received from the respective utility companies (FPL, ATT, and ABB). The total cost associated with the undergrounding of the franchise utilities includes the amounts set forth in the binding estimates, costs for the City's contractor to install the conduits and related components, project management fees, financing costs, and the City's administrative fees. The total proposed special assessment has been reduced by the amount of the design deposits paid by the HOA, as set forth in the table below. The costs are broken down as follows:

Utility Company	Construction Cost	Design Deposit paid by HOA	Remaining
FPL	\$ 939,915.00	(\$ 9,020.00)	\$ 930,895.00
ATT	\$ 169,056.00	(\$ 8,000.00)	\$ 161,056.00
ABB	\$ 82,626.00		\$ 82,626.00
	<u>\$1,191,597.00</u>	<u>(\$17,020.00)</u>	<u>\$1,174,577.00</u>
City's Cost to Install Conduits			\$ 335,675.00
Project Management Fees			\$ 21,750.00
Financing Costs			\$ 774,714.00
CMB Administrative Costs			\$ 135,681.70
Total Cost			\$2,412,397.70

The City will obtain a bank loan to fund this project. No general fund revenues or reserves will be used for this project. Once the City Commission adopts this first Resolution which creates the District, the Administration can begin to secure financing for the project.

As evidenced by the results of the election held in 2012, the homeowners are prepared to incur the cost of funding the undergrounding of electrical, telephone, and cable television utilities on Sunset Islands 3 & 4, with a total estimated cost of \$2,412,397.70, through the creation of the District, which shall be known as the Sunset Islands 3 & 4 Utility Improvement District. As proposed by the HOA, each property owner will have the option of paying the assessment in one lump sum, or in ten (10) annual installments. For purposes of the District, each folio number will be assessed equally. The Preliminary Assessment Roll and Assessment Plat are attached hereto as Exhibits A and B, respectively.

Each property owner will bear the additional cost associated with the connection of the undergrounded utility systems to each private property. Therefore, such additional costs are excluded from the estimated costs set forth above.

NEXT STEPS

Upon adoption of this first Resolution, and pursuant to Section 170.05, Florida Statutes, the City shall cause the Resolution to be published in a newspaper of general circulation.

Upon completion of the preliminary assessment roll, the Mayor and City Commission must adopt a subsequent Resolution to schedule a public hearing at which the owners of the properties to be assessed or any other persons interested therein may appear before the Mayor and City Commission and be heard as to the propriety and advisability of making such improvements, the costs thereof, the manner of payment therefor, or the amount thereof to be assessed against each lot so improved. Thirty days' notice in writing of such hearing will be provided to each property owner.

Following the public hearing, the Mayor and City Commission shall make a final decision on whether to levy the special assessments. At that time, the Mayor and City Commission shall also serve as an "equalizing board" to hear and consider any and all complaints as to the special assessments, and shall adjust and equalize the assessments on a basis of justice and right.

When so equalized, and approved by Resolution of the Mayor and City Commission, a final assessment roll shall be filed with the City Clerk, and the special assessments (as set forth in the final roll) shall stand confirmed and remain legal, valid, and binding liens upon the property against which such assessments are made, until paid.

Once the City Commission adopts a resolution accepting the City's project (i.e., installation of conduits and related components, but excluding the connection of public properties to the underground utilities) as complete, the City may begin invoicing property owners for the special assessments.

CONCLUSION

The Administration recommends adopting the Resolution.

Exhibit A – Assessment Roll

Exhibit B – Assessment Plat

JM/ETC/DM 

SUNSET ISLANDS 3 & 4

Total of 118 properties

EACH PROPERTY SHALL HAVE THE OPTION OF A ONE-TIME PAYMENT OF \$16,500.00, OR TEN (10) ANNUAL INSTALLMENT OF \$2,200.00.

NO	UnitFolio	Site Address	Site City	Site Zip
1	0232280011810	1825 W 24 ST	Miami Beach	33140-4530
2	0232280011860	2120 BAY AVE	Miami Beach	33140-4534
3	0232280011820	1821 W 24 ST	Miami Beach	33140-4530
4	0232270100360	1530 W 21 ST	Miami Beach	33140-4505
5	0232280011970	1541 W 22 ST	Miami Beach	33140-4510
6	0232280011600	1700 W 24 ST	Miami Beach	33140-4529
7	0232280011730	1826 W 23 ST	Miami Beach	33140-4521
8	0232280012200	1443 W 21 ST	Miami Beach	33140-4502
9	0232280011440	1501 W 24 ST	Miami Beach	33140-4524
10	0232270100160	2323 LAKE AVE	Miami Beach	33140-4539
11	0232280012110	1535 W 21 ST	Miami Beach	33140-4504
12	0232280012060	1616 W 22 ST	Miami Beach	33140-4513
13	0232270100230	2121 LAKE AVE	Miami Beach	33140-4538
14	0232270100400	1610 W 21 ST	Miami Beach	33140-4507
15	0232280011480	1405 W 24 ST	Miami Beach	33140-4522
16	0232280012120	2111 LUCERNE AVE	Miami Beach	33140-4541
17	0232280012180	2130 REGATTA AVE	Miami Beach	33140-4544
18	0232280011920	1649 W 22 ST	Miami Beach	33140-4512
19	0232280012070	2120 LUCERNE AVE	Miami Beach	33140-4542
20	0232280011651	2288 SUNSET DR	Miami Beach	33140-4546
21	0232270100320	1450 W 21 ST	Miami Beach	33140-4503
22	0232280011930	1645 W 22 ST	Miami Beach	33140-4512
23	0232280012010	1621 W 21 ST	Miami Beach	33140-4506
24	0232270100240	2111 LAKE AVE	Miami Beach	33140-4538
25	0232280011410	1611 W 24 ST	Miami Beach	33140-4526
26	0232280011880	2122 BAY AVE	Miami Beach	33140-4534
27	0232280011530	1440 W 23 ST	Miami Beach	33140-4515
28	0232270100260	2001 LAKE AVE	Miami Beach	33140-4555
29	0232280012080	1501 W 21 ST	Miami Beach	33140-4504
30	0232270100340	1500 W 21 ST	Miami Beach	33140-4505
31	0232280011680	1730 W 23 ST	Miami Beach	33140-4519
32	0232280011800	1833 W 24 ST	Miami Beach	33140-4530
33	0232270100250	2095 LAKE AVE	Miami Beach	33140-4555
34	0232280011500	1400 W 23 ST	Miami Beach	33140-4515
35	0232280011310	1531 W 23 ST	Miami Beach	33140-4516
36	0232280011360	1434 W 24 ST	Miami Beach	33140-4523
37	0232280012100	1525 W 21 ST	Miami Beach	33140-4504
38	0232280012170	1510 W 22 ST	Miami Beach	33140-4511
39	0232280011850	1727 W 24 ST	Miami Beach	33140-4528
40	0232270100410	1620 W 21 ST	Miami Beach	33140-4507
41	0232280011430	1525 W 24 ST	Miami Beach	33140-4524
42	0232270100190	2301 LAKE AVE	Miami Beach	33140-4539

SUNSET ISLANDS 3 & 4

Total of 118 properties

EACH PROPERTY SHALL HAVE THE OPTION OF A ONE-TIME PAYMENT OF \$16,500.00, OR TEN (10) ANNUAL INSTALLMENT OF \$2,200.00.

NO	UnitFolio	Site Address	Site City	Site Zip
43	0232280012290	1401 W 22 ST	Miami Beach	33140-4508
44	0232280011710	1800 W 23 ST	Miami Beach	33140-4521
45	0232280011630	1830 W 24 ST	Miami Beach	33140-4531
46	0232280011370	1410 W 24 ST	Miami Beach	33140-4523
47	0232280012230	2121 REGATTA AVE	Miami Beach	33140-4543
48	0232270100220	2125 LAKE AVE	Miami Beach	33140-4538
49	0232280011540	1500 W 23 ST	Miami Beach	33140-4517
50	0232270100140	2345 LAKE AVE	Miami Beach	33140-4539
51	0232280011640	1800 W 24 ST	Miami Beach	33140-4531
52	0232280011750	1844 W 23 ST	Miami Beach	33140-4521
53	0232280012150	1530 W 22 ST	Miami Beach	33140-4511
54	0232270100170	2315 LAKE AVE	Miami Beach	33140-4539
55	0232280012090	1515 W 21 ST	Miami Beach	33140-4504
56	0232280012000	2110 LUCERNE AVE	Miami Beach	33140-4542
57	0232280012160	1520 W 22 ST	Miami Beach	33140-4511
58	0232270100390	1600 W 21 ST	Miami Beach	33140-4507
59	0232280011450	1441 W 24 ST	Miami Beach	33140-4522
60	0232270100430	1630 W 21 ST	Miami Beach	33140-4507
61	0232280011620	1831 W 23 ST	Miami Beach	33140-4520
62	0232270100210	2131 LAKE AVE	Miami Beach	33140-4538
63	0232270100310	1440 W 21 ST	Miami Beach	33140-4503
64	0232280012040	2131 BAY AVE	Miami Beach	33140-4533
65	0232270100300	1430 W 21 ST	Miami Beach	33140-4503
66	0232280012210	2111 REGATTA AVE	Miami Beach	33140-4543
67	0232280012140	2121 LUCERNE AVE	Miami Beach	33140-4541
68	0232280011470	1415 W 24 ST	Miami Beach	33140-4522
69	0232270100330	1460 W 21 ST	Miami Beach	33140-4503
70	0232280011330	1500 W 24 ST	Miami Beach	33140-4525
71	0232280011380	2300 LAKE AVE	Miami Beach	33140-4540
72	0232280012240	1420 W 22 ST	Miami Beach	33140-4509
73	0232280012280	1431 W 22 ST	Miami Beach	33140-4508
74	0232280012270	1433 W 22 ST	Miami Beach	33140-4508
75	0232280011510	1420 W 23 ST	Miami Beach	33140-4515
76	0232280011960	1617 W 22 ST	Miami Beach	33140-4512
77	0232280011715	1818 W 23 ST	Miami Beach	33140-4521
78	0232280012220	2120 SUNSET DR	Miami Beach	33140-4562
79	0232280011610	2300 SUNSET DR	Miami Beach	33140-4548
80	0232280011460	1431 W 24 ST	Miami Beach	33140-4522
81	0232280012190	1401 W 21 ST	Miami Beach	33140-4502
82	0232280011830	1775 W 24 ST	Miami Beach	33140-4528
83	0232280012050	1630 W 22 ST	Miami Beach	33140-4513
84	0232280011690	1750 W 23 ST	Miami Beach	33140-4519

SUNSET ISLANDS 3 & 4

Total of 118 properties

EACH PROPERTY SHALL HAVE THE OPTION OF A ONE-TIME PAYMENT OF \$16,500.00, OR TEN (10) ANNUAL INSTALLMENT OF \$2,200.00.

NO	UnitFolio	Site Address	Site City	Site Zip
85	0232270100280	1410 W 21 ST	Miami Beach	33140-4503
86	0232280011740	1836 W 23 ST	Miami Beach	33140-4521
87	0232280011910	2142 BAY AVE	Miami Beach	33140-4534
88	0232270100150	2335 LAKE AVE	Miami Beach	33140-4539
89	0232280011400	1621 W 24 ST	Miami Beach	33140-4526
90	0232280011340	1505 W 23 ST	Miami Beach	33140-4516
91	0232280011580	1745 W 23 ST	Miami Beach	33140-4518
92	0232280011780	2324 BAY AVE	Miami Beach	33140-4535
93	0232280011550	1510 W 23 ST	Miami Beach	33140-4517
94	0232280011890	2130 BAY AVE	Miami Beach	33140-4534
95	0232270100290	1420 W 21 ST	Miami Beach	33140-4503
96	0232280011320	1530 W 24 ST	Miami Beach	33140-4525
97	0232280011590	1750 W 24 ST	Miami Beach	33140-4529
98	0232280011420	1601 W 24 ST	Miami Beach	33140-4526
99	0232280011350	1441 W 23 ST	Miami Beach	33140-4514
100	0232280011300	1600 W 24 ST	Miami Beach	33140-4527
101	0232280011990	1515 W 22 ST	Miami Beach	33140-4510
102	0232280011770	2312 BAY AVE	Miami Beach	33140-4535
103	0232280011790	1839 W 24 ST	Miami Beach	33140-4530
104	0232280011840	1745 W 24 ST	Miami Beach	33140-4528
105	0232280011940	1635 W 22 ST	Miami Beach	33140-4512
106	0232280011980	1531 W 22 ST	Miami Beach	33140-4510
107	0232270100350	1520 W 21 ST	Miami Beach	33140-4505
108	0232270100370	1540 W 21 ST	Miami Beach	33140-4505
109	0232280011900	2138 BAY AVE	Miami Beach	33140-4534
110	0232280012260	2201 SUNSET DR	Miami Beach	33140-4545
111	0232270100200	2135 LAKE AVE	Miami Beach	33140-4538
112	0232280011560	2277 SUNSET DR	Miami Beach	33140-4545
113	0232280011290	2301 SUNSET DR	Miami Beach	33140-4547
114	0232270100380	1550 W 21 ST	Miami Beach	33140-4505
115	0232280011390	1717 W 24 ST	Miami Beach	33140-4528
116	0232280011660	1710 W 23 ST	Miami Beach	33140-4519
117	0232270100180	2305 LAKE AVE	Miami Beach	33140-0000
118	0232280011760	2300 BAY AVE	Miami Beach	33140-4535

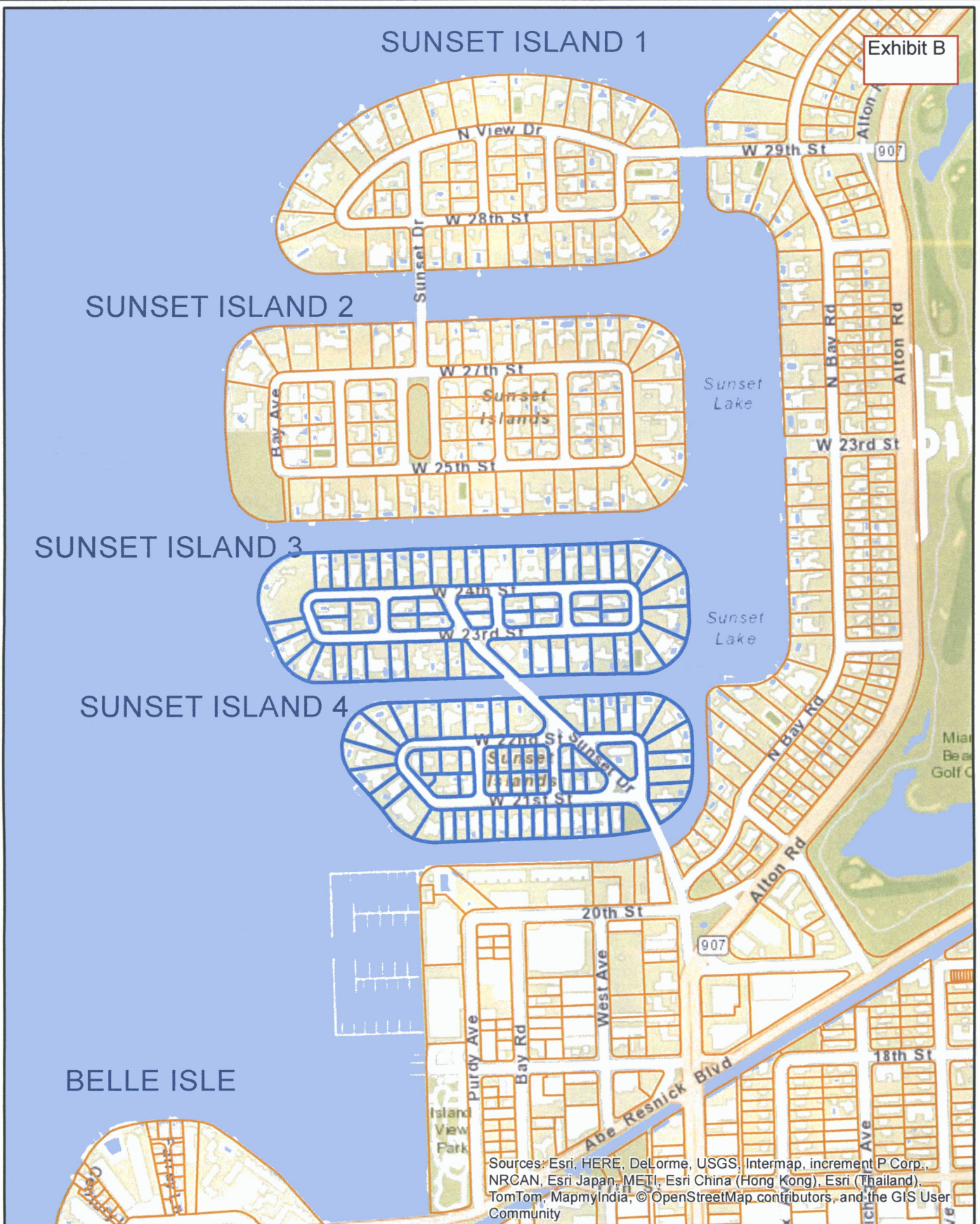


Exhibit B

Path: M:\\$CMB\GIS\Projects\14_MailingLists_Requests\SunsetIslands_3_4\SunsetIslands_3_4_Mailing_20150923.mxd

City of Miami Beach
Sunset Islands 3 & 4

